113.0	0005	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	647,700 /	647,700
USE VALUE:	647,700 /	647,700
ASSESSED:	647,700 /	647,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAKUN LAURA
Owner 2:	
Owner 3:	
Street 1:	141 NEWLAND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FORMANEK DAVID J--ETAL -
Owner 2:	MEDYN SUSAN M -
Street 1:	141 NEWLAND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1456 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4629.000	256,500		391,200	647,700
Total Card	0.106	256,500		391,200	647,700
Total Parcel	0.106	256,500		391,200	647,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.85 | /Parcel: 444.85

Legal Description

User Acct
72566
GIS Ref
GIS Ref
Insp Date
09/26/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 113.0-0005-0015.0

!8811!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	256,500	0	4,629.	391,200	647,700		Year end	12/23/2021
2021	101	FV	248,600	0	4,629.	391,200	639,800		Year End Roll	12/10/2020
2020	101	FV	248,600	0	4,629.	391,200	639,800	639,800	Year End Roll	12/18/2019
2019	101	FV	201,600	0	4,629.	385,600	587,200	587,200	Year End Roll	1/3/2019
2018	101	FV	207,700	0	4,629.	296,200	503,900	503,900	Year End Roll	12/20/2017
2017	101	FV	207,700	0	4,629.	279,400	487,100	487,100	Year End Roll	1/3/2017
2016	101	FV	207,700	0	4,629.	257,100	464,800	464,800	Year End	1/4/2016
2015	101	FV	196,000	0	4,629.	240,300	436,300	436,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:58:10

LAST REV

Date	Time
10/05/18	10:25:37
apro	

PAT ACCT. 8811

USER DEFINED

Prior Id # 1:	72566
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORMANEK DAVID	1409-127		12/28/2011		461,000	No	No		
FORMANEK RUTH -	1098-152		7/31/1992		100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Inspected	BS	Barbara S
8/9/2018	MEAS&NOTICE	BS	Barbara S
6/28/2012	External Ins	BR	B Rossignol
3/28/2012	MLS	EMK	Ellen K
12/5/2008	Meas/Inspect	189	PATRIOT
4/21/2000	Inspected	264	PATRIOT
2/7/2000	Measured	263	PATRIOT
8/30/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4629		Sq. Ft.	Site		0	70.	1.21	6									391,208						391,200	

Total AC/HA:	0.10627	Total SF/SM:	4629	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	391,208	Spl Credit		Total:	391,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	AGUA		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

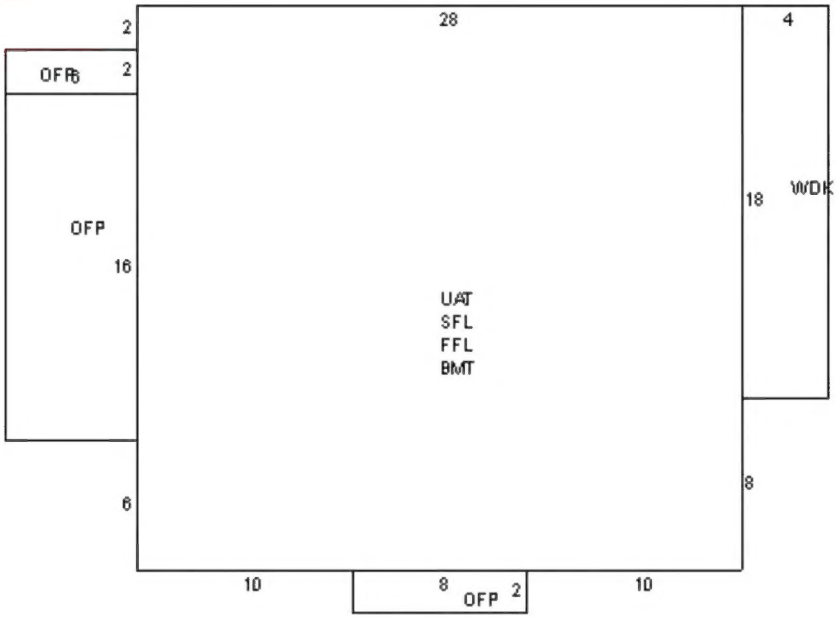
BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	171.139
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	371741
Depreciation:	115240
Depreciated Total:	256502

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.14
Special Features:	0	Val/Su Net:	100.12
Final Total:	256500	Val/Su SzAd	176.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	728	51.340	37,377
FFL	First Floor	728	171.140	124,589
SFL	Second Floor	728	171.140	124,589
UAT	Upper Attic	182	68.460	12,459
OFP	Open Porch	124	29.070	3,604
WDK	Deck	72	15.600	1,123

Net Sketched Area:	2,562			Total:	303,741
Size Ad	1456	Gross Area	3108	FinArea	1456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	